

STATE MS. - DE SOTO CO.
FILED

Dec 12 9 18 AM '96

PREPARED BY AND RETURN TO:
JEFF S. MCCASKILL - ATTORNEY AT LAW
48 STATELINE RD. W.
SOUTHAVEN, MS 38671
(601) 393-8542 file 96-451BK 309 PG 408
W.E. DAVIS CH. CLK.TRACI POUNDERS, A Single Person,
GRANTOR

TO:

WARRANTY DEEDSEBASTIAN P. PIKE and wife, MARY HEATHER PIKE,
GRANTEES

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees, Sebastian P. Pike and wife, Mary Heather Pike, as joint tenants with the right of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 48, Section B, Estates of Hickory Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount of overpayment.

Possession is to be given with delivery of this Deed.

Witness my signature this the 25th day of November, 1996.

Traci Pounders
TRACI POUNDERS
GRANTOR

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Traci Pounders who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 25th day of November, 1996.

Jeff S. McCaskill
NOTARY

My commission Expires: 8-22-97

Grantor's Address:
4988 Starlanding Road
Nesbit, MS 38651
(H) (601) 781-0512
(W) N/A

Grantee's Address:
6535 River Birch Road
Walls, MS 38651
(H) (601) 393-6823
(W) (601) 357-7818

